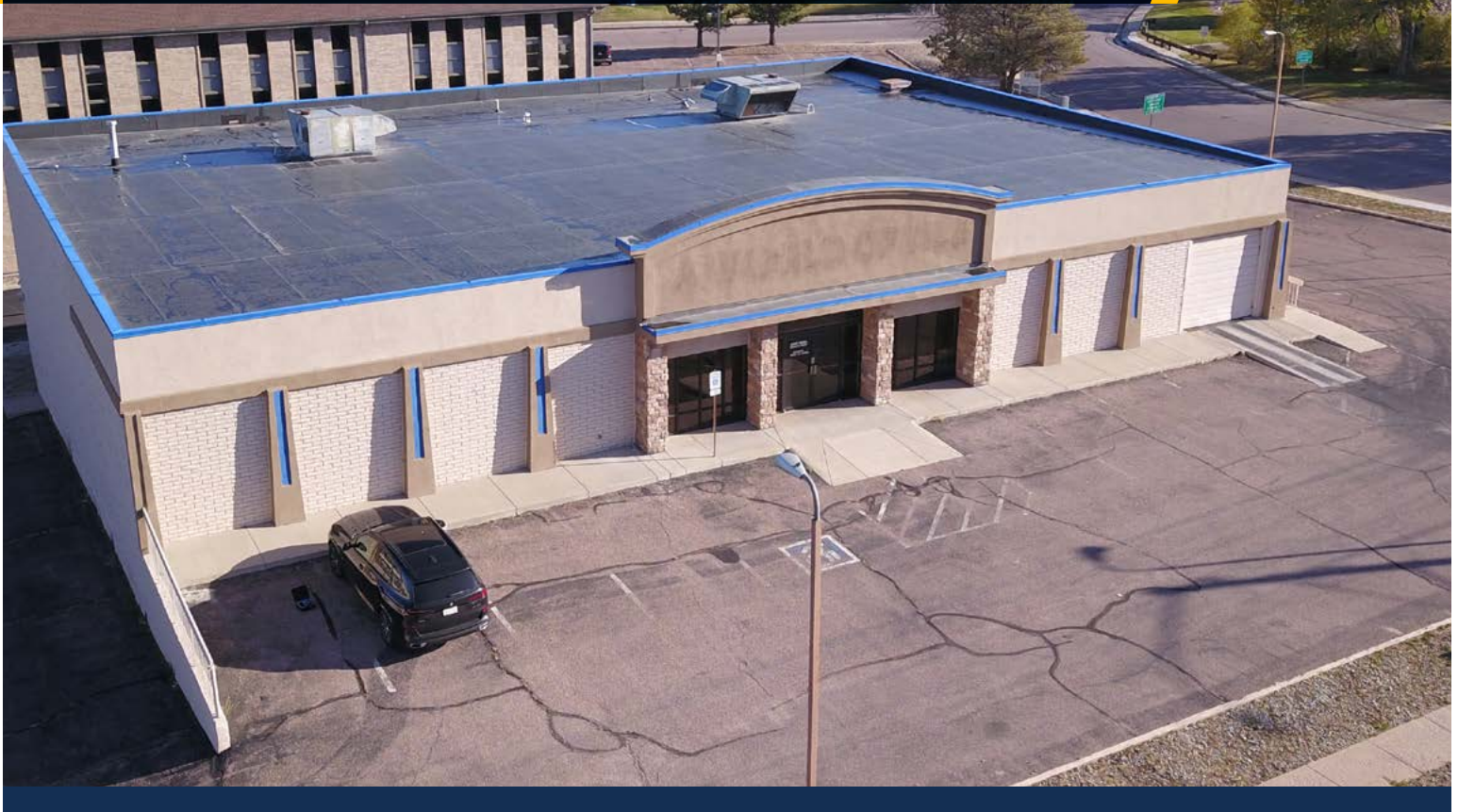


# Freestanding Retail Showroom For Lease

# 6121 N Academy Blvd.

COLORADO SPRINGS, CO 80918



## Property Summary

**BUILDING SIZE:** 18,080 SF

### AVAILABLE SPACE:

Main Level: 9,040 SF  
(Retail/Showroom) \$18.00 / SF NNN

Lower Level: 9,040 SF  
(Distribution/Warehouse/Light  
Assembly) \$12.00 / SF NNN

**2024 Est. EXPENSES (NNN)** \$2.77 / SF

**YEAR BUILT:** 1983

**ZONING:** MX-M (Formerly C5)

**TOTAL PARKING:** 35 Spaces (6.44:1,000 SF)

Located at the controlled intersection of N. Academy Blvd. and Lehman Dr., this versatile retail flex building offers an exceptional opportunity for businesses aiming to expand their presence and visibility on N. Academy Blvd.

The main floor, with its expansive and adaptable layout, is ideal for a retail showroom. The lower level provides ample storage for distribution, supporting both back-end operations and on-site customer interactions seamlessly. Elevate your business in a location designed for visibility and convenience.

- At controlled intersection
- Great visibility and accessibility
- Overhead & Dock High Doors: (1) Drive-In 10'x12', (1) Loading Dock 8'x10'
- Ample Parking
- Power: 400 AMP, 3 Phase, 120/208
- Main level and lower level can be leased separately

**JEREMY SHIRLEY**  
jeremys@oliverreg.com  
C: 719-244-5182

**JOHN WINSOR**  
johnwinsor@oliverreg.com  
C: 719-660-5528

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a division of OLIVE REAL ESTATE GROUP, INC

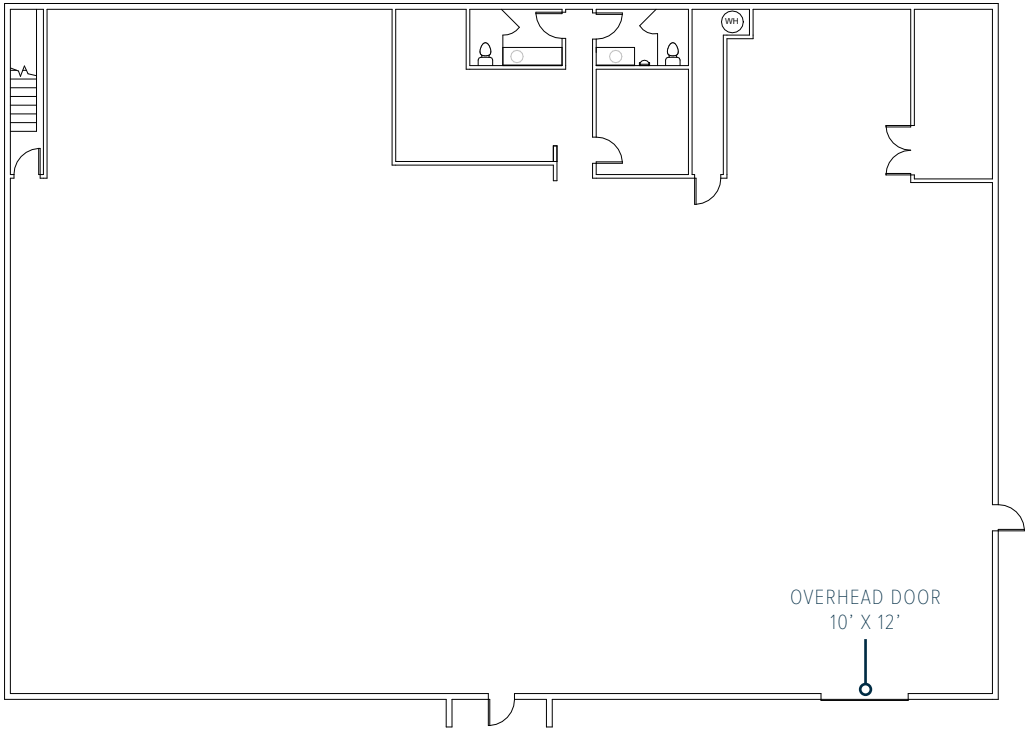
# Freestanding Retail Showroom For Lease

## 6121 N Academy Blvd.

6121 N ACADEMY BLVD., COLORADO SPRINGS, CO 80918

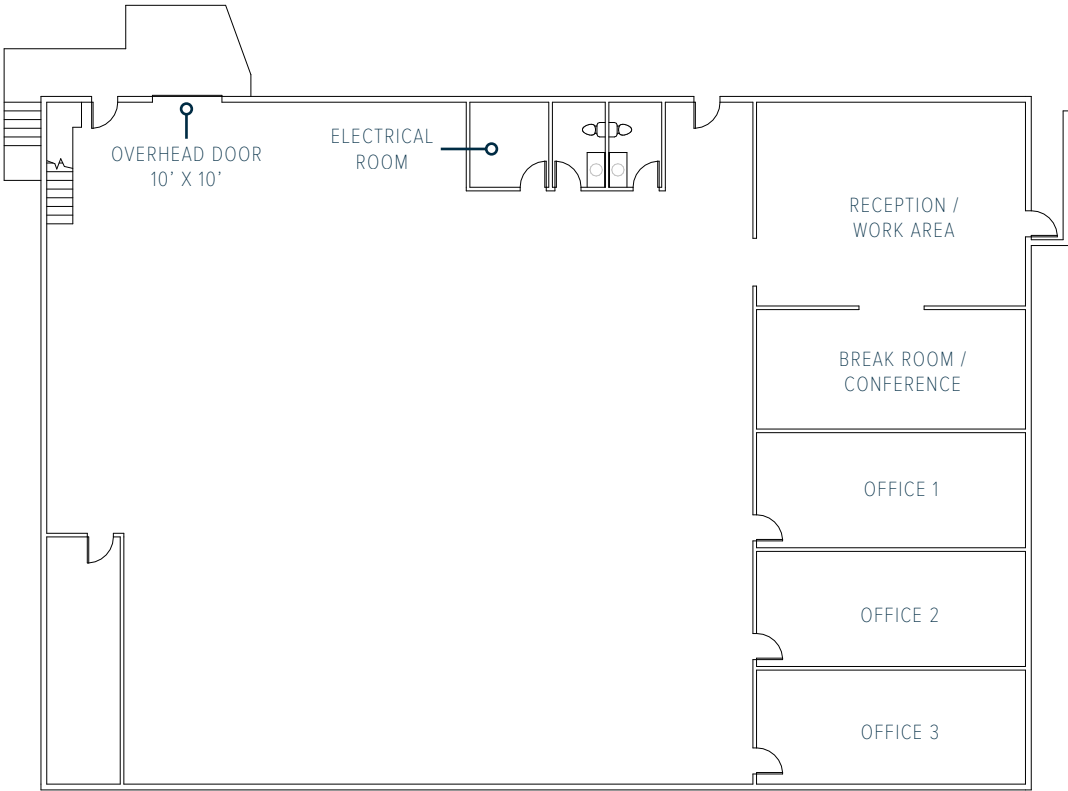
**MAIN LEVEL**

9,040 SF



**LOWER LEVEL**

9,040 SF



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jeremys@oliverreg.com  
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# Floor Plans & Gallery



# Freestanding Retail Showroom For Lease

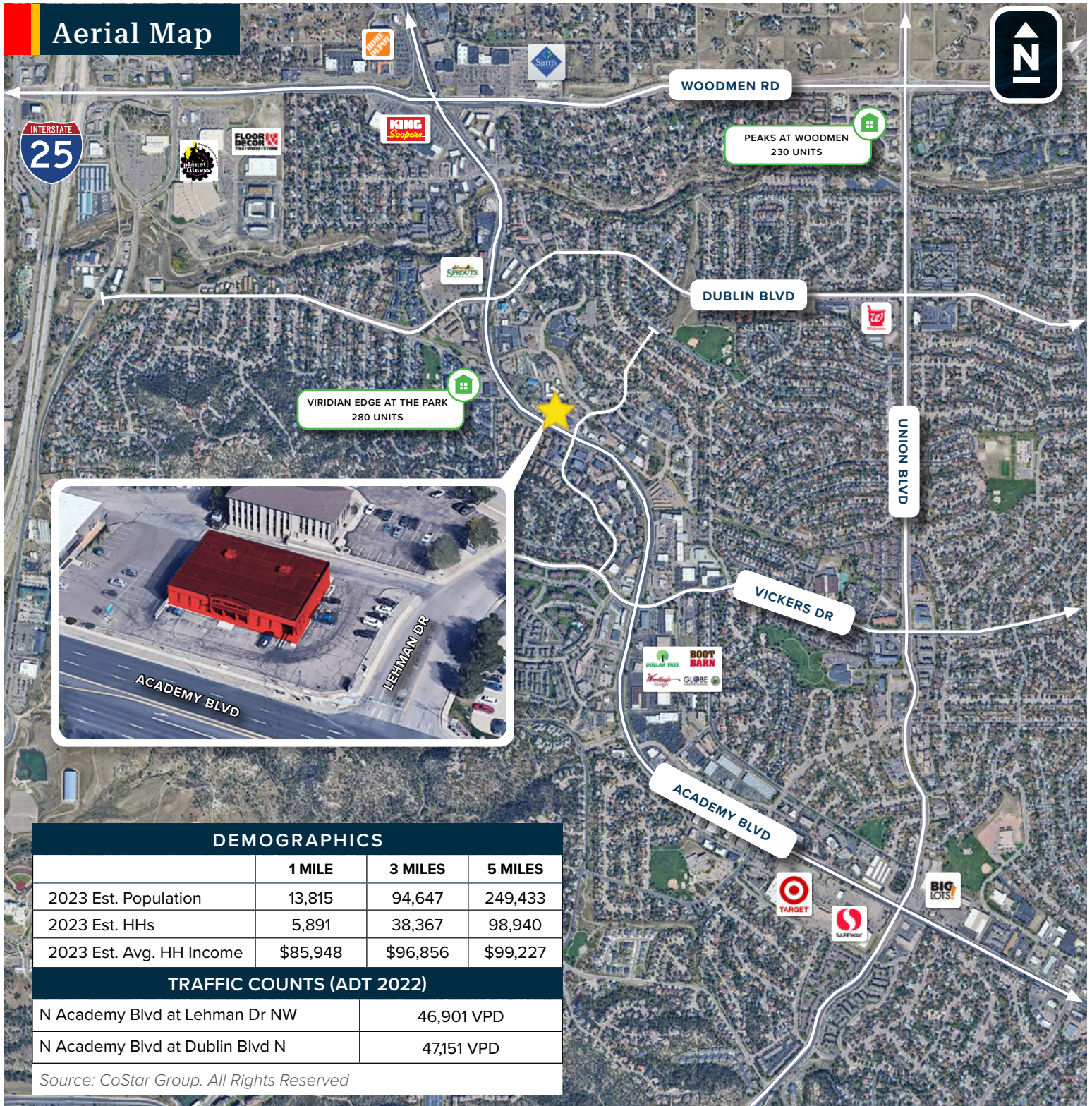
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### Aerial Map



#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 Est. Population	13,815	94,647	249,433
2023 Est. HHs	5,891	38,367	98,940
2023 Est. Avg. HH Income	\$85,948	\$96,856	\$99,227

#### TRAFFIC COUNTS (ADT 2022)

N Academy Blvd at Lehman Dr NW	46,901 VPD
N Academy Blvd at Dublin Blvd N	47,151 VPD

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